

**AFTER RECORDIN RETURN TO:**

\* **Mississippi Real Estate Closings, LLC**  
**1240 Goodman Road Ste 3**  
**Southaven, MS 38671**  
**662-349-1818**

Prepared By:  
**M. Reid Stanford, Esq.**  
**307 West Main Street**  
**Tupelo, MS 38804**  
**Phone: 662.791.7878**  
**MS Bar No.: 10,011**

**Ryan Clay and Jennifer Clay**  
**TO**  
**Daniel W. Dunlap and Lacey S. Dunlap**

**GRANTOR(S)**

**GRANTEE(S)**

**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

**WARRANTY DEED**

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Ryan Clay and Jennifer Clay GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Daniel W. Dunlap and Lacey S. Dunlap GRANTEE(S), husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Lot 30, Section A, Edgewater Subdivision, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi,

**Lot 30, Section A, Edgewater Subdivision, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 64, Pages 29-30, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Being the same property conveyed by Warranty Deed to Ryan Clay and Jennifer Clay dated January 26, 2001 and filed for record in Book 386, Page 399 in the office of the Chancery Clerk of DeSoto County, Mississippi**

Said legal description intended to describe the same property described in Deed Book 64, at Pages 29-30, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

Grantor's Address:

1842 Panas Cove  
Hernando, MS 38632

Ph: 429-4682

WA

Grantee's Address:

3460 Pendulum Dr.  
Hernando MS 38632

Ph: 662 803 0523

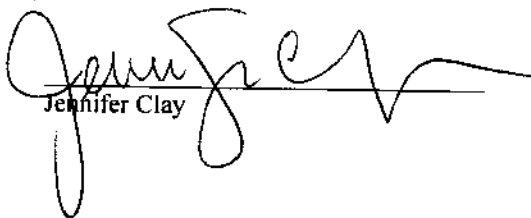
WA

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Witness the signature of the Grantor on this the 31 day of July, 2009

  
Ryan Clay

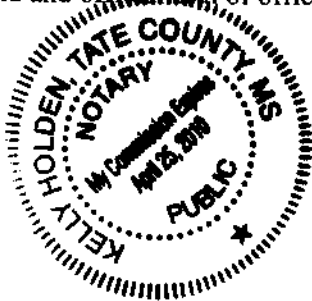
  
Jennifer Clay

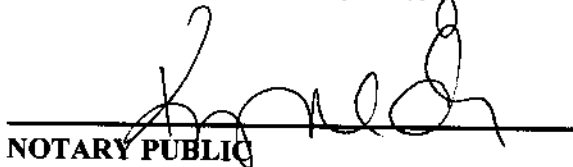
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, **Ryan Clay and Jennifer Clay** who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 31 day of July, 2009.



  
NOTARY PUBLIC

SEAL

My Commission Expires:

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